

Design and Access Statement

2-4 Denbigh Drive
Hayes UB3 1QE

Part 1

Design

1. Introduction

This Design Statement is one of the series of documents supporting the planning application of the demolition of an existing dwellings and proposed new 4 X 3 bed dwelling on Denbigh Drive, Hayes.

Our submission consists of this design and access statement and drawings. This document is compiled with careful consideration to the guidance offered on the Hillingdon Council website.

2. Site Context

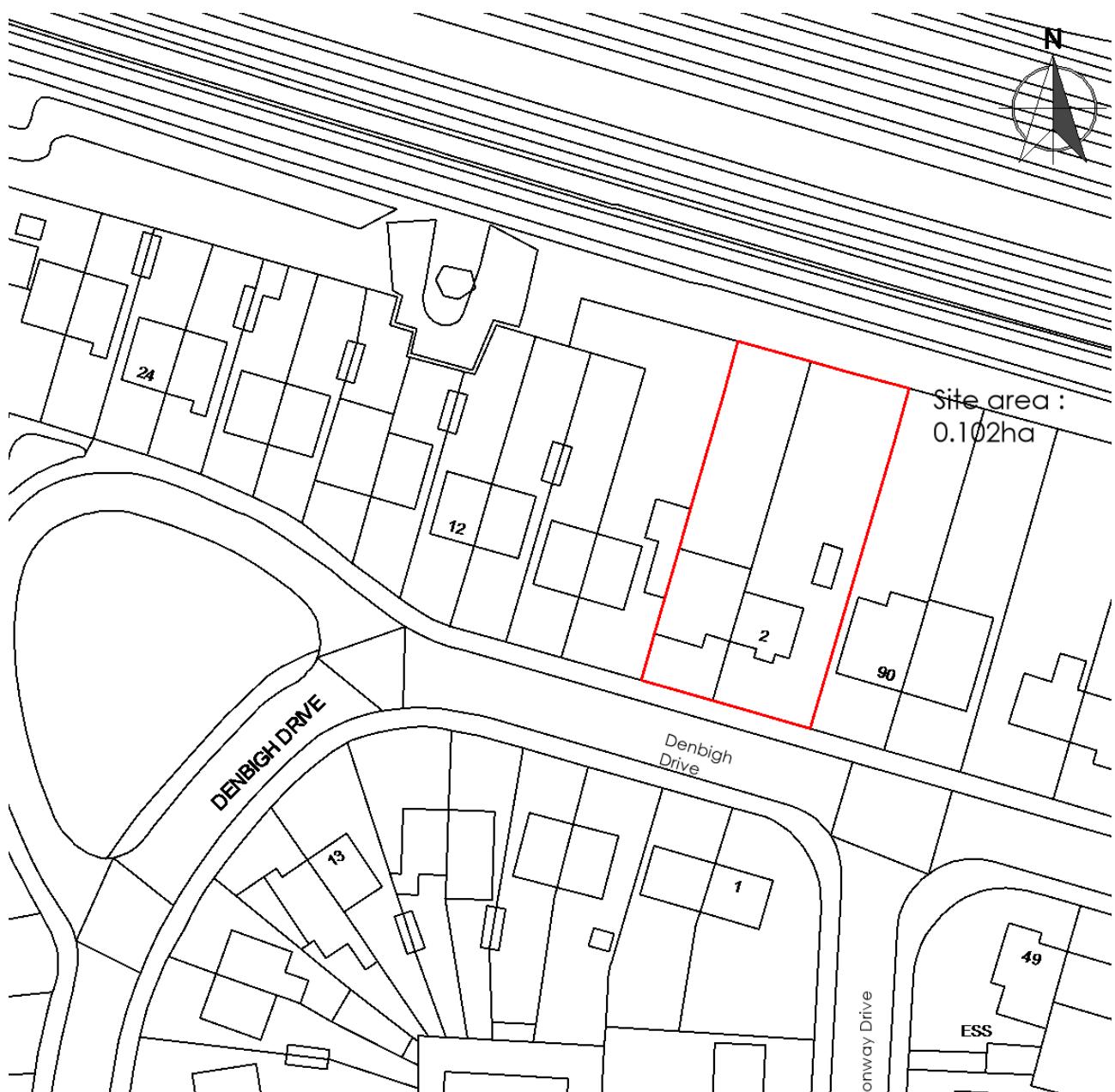
The application site is 2-4 Denbigh Drive, Hayes UB3 1QE.

The site consists of a pair of semi-detached dwellings located on the north side of Denbigh Drive. The site is connected by good public transport links such as buses on Bourne Avenue. There are a pair of semi-detached dwellings on both sides of the site and railway track to the rear side.

The site does not fall within a conservation or designated residential area.



Site shown in red



3. Existing

Denbigh Drive has a mixed street elevation, mainly double-storied semi-detached dwellings with mix character and material palette. The application site has a double storied pair of semi-detached dwellings. The site has pairs of semi-detached dwelling on both sides with different elevation styles. The site and adjoining dwellings have a large setback from its side boundaries. Most of other dwelling on the street has a setback of circa 900mm from side boundaries. Brick is the main material of the street, but some dwellings have metal cladding and render finish.

The site has a pair of semi-detached dwellings with metal cladding and render finish centered located of the site. The houses are setback by around 7.5m from the public footpath and have a large rear garden. The front garden of no. 2 is mainly landscaped whereas no. 4 has paved driveway. No. 2 is not extended and have a standalone garage. The no. 4 dwelling has a single storey side extension up to the boundary and around 6m deep rear extension. There is an outbuilding in middle of rear garden at no. 4.



No. 2



No. 4



No. 2



No. 2



No. 4



No. 4

4. Design

The principal issues related to the impact of the proposed development on:

- a. The character and appearance of the existing building and the street scene;
- b. The residential amenities of the adjoining occupiers.

Paragraph 117 of the National Planning Policy Framework (NPPF) states that: Planning policies and decisions should promote effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 124 of the National Planning Policy Framework (NPPF) states that: The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places to live and work and helps make the development acceptable to communities.

London Borough of Hillingdon Local Plan Part 2 - Development Management Policies states:

4.1 The NPPF requires local planning authorities to plan for housing to meet projected needs over the Plan's period. The Plan should identify the mix and type of housing required, including the proportion of affordable housing needed to achieve mixed and balanced communities.

Policy DMH 2: Housing Mix The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

Policy DMHB 11: Design of New Development

- A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:
 - i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
 - ii) ensuring the use of high quality building materials and finishes;
 - iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
 - iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
 - v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.
- B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development5 sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.
- D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 12: Streets and Public Realm

A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

The proposal is to demolish both existing dwellings and construct 4 new dwellings. Proposed dwellings are 2 set of pair of semi-detached dwellings having similar appearance and pattern as no. 6 and 8. The front setback is maintained to adjoining properties. The elevation pattern recognise the character of the area. The architectural quality of the front elevation sympathise with symmetrical elevations of no. 6 and no. 8 and other semi-detached dwellings. The gable roof design and setting the ridge line in line with adjoining houses with significant separation between existing and proposed dwellings will reduce roof bulk to preclude a 'terracing' effect. The new elevation incorporates traditional eaves detailing to reflect the surrounding houses.

Given the consideration to the orientation of the house (sun path), the proposal doesn't obstruct any light or overshadowing to the adjoining houses. The 45 degree lines from adjoining houses are also used in juxtaposition with site circumstances to establish the front setting of the proposed dwellings and protected windows. Given the consideration of setback, the proposed dwellings do not over-dominate the adjoining dwellings. The building is also maintained at the rear side with adjoining dwellings. Therefore, the proposed dwelling is keeping with the design and character of dwellings in the vicinity.

Doors and windows are designed to provide maximum daylight and natural ventilation. There are no windows proposed to flank walls adjacent to neighbouring boundaries and opening panes are provided 1.7mm above FFL to avoid overlooking the neighbouring house or garden and loss of privacy. The rear roof dormer is setback from sides to keep scale low.

There is a typical setback of 900mm between flank walls and side boundary giving a reasonable separation between dwellings. The proposed dwellings are setback from side boundaries by 1m with side setback of neighbouring dwellings provide a large separation between the proposed and neighbouring dwellings. There is no impact on neighbouring property's visual amenity and daylight.



Existing Site Plan



H.No. 90 Stormount Drive



H.No. 6 Denbigh Drive



Photo showing typical separation between dwellings



Photo showing different style of dwellings



Photo showing rear of no. 6/8



Photo showing rear of no. 90
Stormount Drive



5. Use

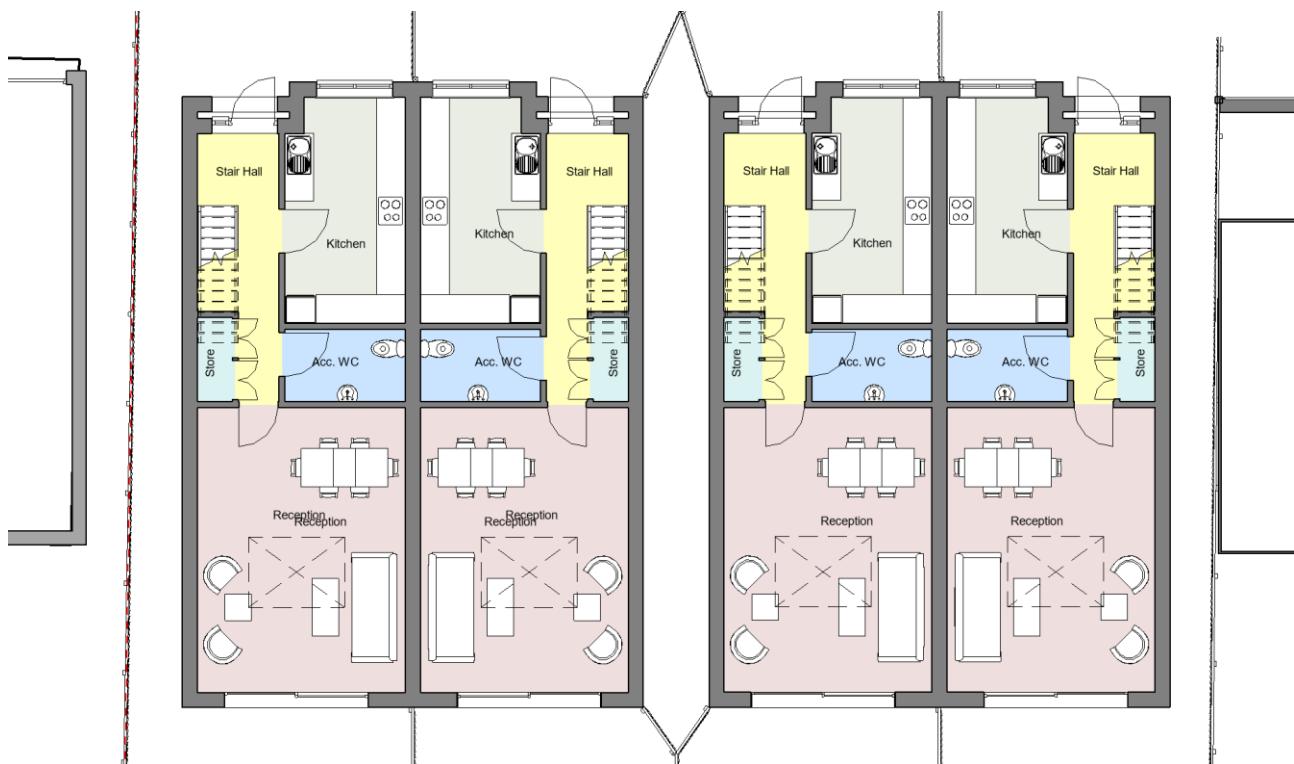
There is no change in the current use of the site (residential).

6. Amount

The area of the existing rear garden is approximately 610m² (approx.). The size of the new garden for each proposed dwelling is over 110m² excluding side setbacks and the front garden. The gross internal area (GIA) of each proposed 3 bed 5 person dwelling is 107m².

7. Layout

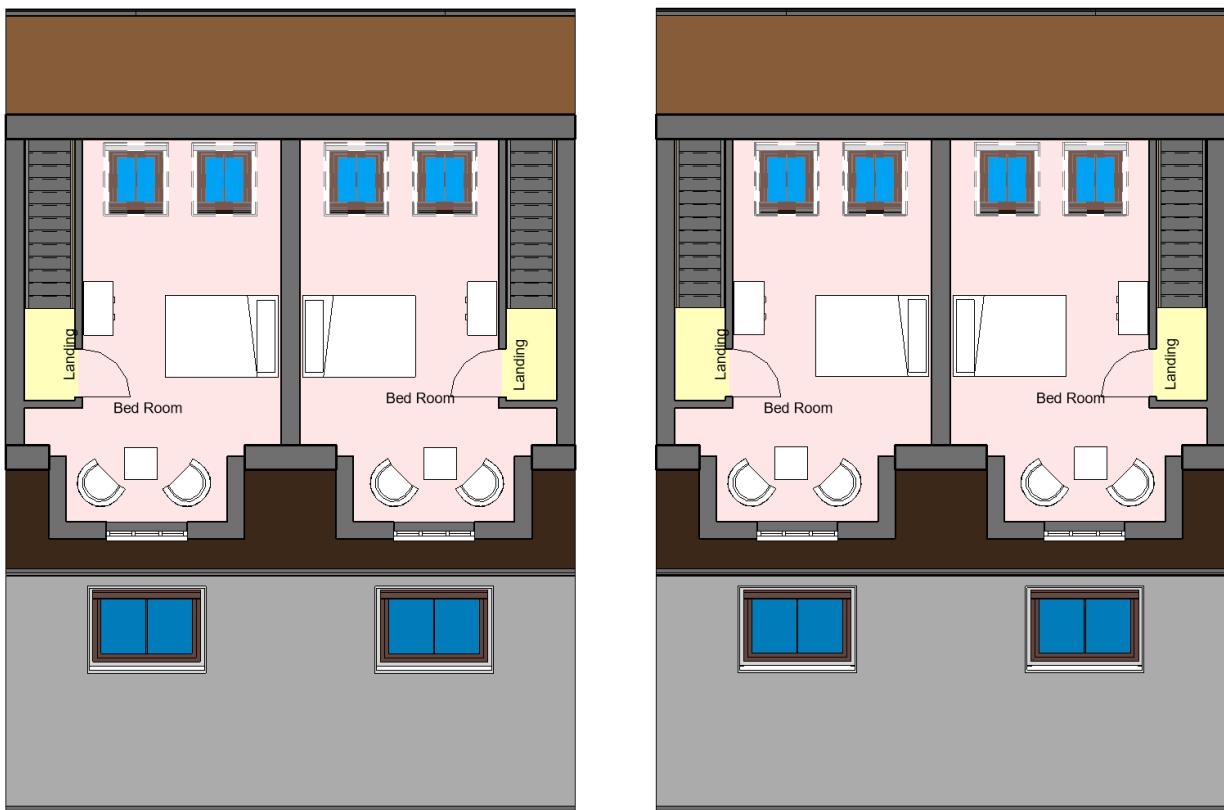
Ground floor consists of reception room, large kitchen, accessible WC, and storage. The reception/living room has direct access to rear garden. The first floor and roof space have 3 bedrooms and a family bathroom. The proposed double-storey dwelling and layout will provide great family accommodation and a healthy lifestyle.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Plan

7. Scale

Given the consideration to the orientation of the house (sun path), the proposal doesn't obstruct any light or overshadowing to the adjoining houses. The 45 degree lines from house no. 6 and no. 90 is also used in juxtaposition with site circumstances to establish the extent of the proposed dwellings to the adjoining houses and protected windows. Given the consideration of setback of the main house, the proposed first floor rear extension remains within the adjoining dwellings. The proposed dwellings are keeping with the design and character of dwellings in the vicinity. Ground floor aligns with the existing rear elevation of adjoining dwellings.

8. Landscaping

The rear garden is generally flat and is proposed to have soft landscaped area and patio area with paving slabs. The front yard is to have a soft landscape area, space for bin stores and car spaces. Hedge/shrubs to the front boundary will be of a low height (maximum 1m) to comply with visibility splays requirement. Front gardens have atleast 25% area dedicated to soft landscaping.

9. Appearance

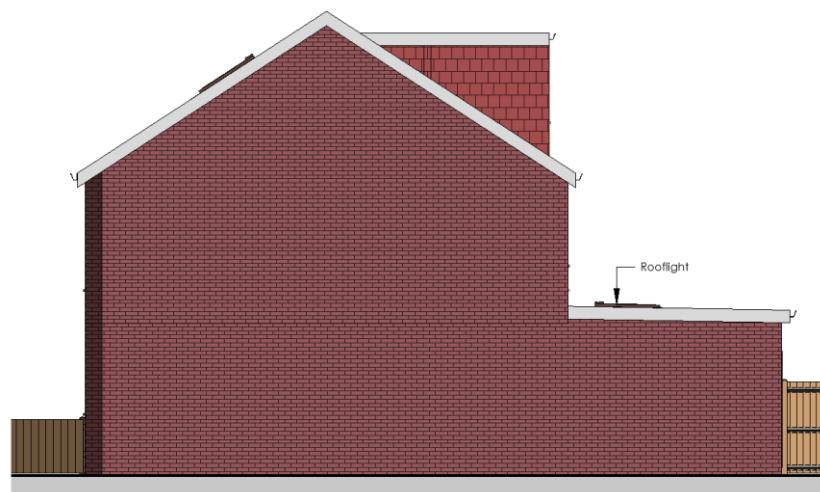
The new dwellings will follow the aesthetics and detailing of surrounding dwellings, using the similar windows, doors etc. The building materials will also match that of the surrounding dwellings i.e. the closest match brick, render and roof tiles.



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation

Part 2

Access

1. Vehicular and Transport Links

The site has easy vehicular and pedestrian access to both existing dwellings. Proposal is to create a new vehicular crossover for better ingress/egress of vehicle and visibility splays. The site is connected by good public transport links such as buses on Bath Road. Each dwelling is provided with atleast 1 car space.

2. Inclusive Access

The house benefits from the level access from the street to the entrance porch/door. The new dwellings will be constructed to meet the requirements of Part M. Internal layouts are designed to provide maximum flexibility to a wheelchair user.

Part 3

Relevant Policies

Hillingdon Policies

London Borough of Hillingdon Local Plan Part 2 - Development Management Policies
Hillingdon design and accessibility statement

National Planning Policy Framework (NPPF) February 2019

NPFF 11 - Making effective use of land
NPFF 12 - Achieving well-designed places

Technical housing standards – nationally described space standard

London Plan 2021